



CITY OF FORT LAUDERDALE  
BOARD OF ADJUSTMENT  
WEDNESDAY, AUGUST 10, 2016

**AGENDA RESULTS**

**PLACE OF MEETING:** City Hall, City Commission Chambers  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

**TIME OF MEETING:** 6:30 P.M.

Purpose: The Board of Adjustment shall receive and hear appeals in cases involving the ULDR, to hear applications for temporary nonconforming use permits, special exceptions and variances to the terms of the ULDR, and grant relief where authorized under the ULDR. The Board of Adjustment shall also hear, determine and decide appeals from reviewable interpretations, applications or determinations made by an administrative official in the enforcement of the ULDR, as provided herein.

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM
- III. PUBLIC SIGN-IN / SWEARING-IN
- IV. AGENDA ITEMS:

- 1. **Case Number:** B16015  
**Owner:** 17TH STREET PLAZA LLC % SOUTH FLORIDA REAL ESTATE GROUP LLC.  
**Agent:** John F. Phillips, P.A.  
**Legal:** EVERGLADE LAND SALES CO FIRST ADD LAUDERDALE CORR PL 2-15 D LOTS 6 THRU 13 & S 1/2 OF PT VAC ALLEY LYING N OF & ADJ TO SAID LOTS TOGETHER WITH LOTS 24 THRU 29 & N 1/2 OF PT OF VAC'D ALLEY LYING S OF & ADJ TO SAID LOTS, LESS THAT PT OF LOTS 8 THRU 13 DESC'D IN OR 18063/89 BLK 15  
**Zoning:** B-1 (Boulevard Business)  
**Address:** 753 SE 17<sup>th</sup> Street  
**Commission District:** 4  
**Appealing:** **Section 5-26(b) (Distance between establishments)**  
Requesting a Special Exception to allow the sale of alcohol by a restaurant at a distance of fifty five (55) feet from other establishments that sell alcohol where the code states that a restaurant bar is prohibited in any place of business located within three hundred (300) feet of another place of business in which there is already in existence a retail vendor's license to sell alcoholic or intoxicating beverages for consumption on or off premises.

**APPROVED (6-0)**

- 2. **Case Number:** B16016

**Owner:** Allison & Steven Sammons  
**Legal:** RIO VISTA C J HECTORS RESUB 1-24 B LOT 28 BLK 16  
**Zoning:** RS-8 (Residential Single Family/Low Medium Density)  
**Address:** 705 SE 8<sup>th</sup> Street

**Commission District:** 4

**Appealing:** **Section 47-3.2.B.1 (Change in Structure) and Section 47-5.31 (Table of dimensional requirements for the RS-8 district)**

Requesting a variance to alter an existing nonconforming structure, set back two (2) feet three (3) inches from the side yard, by removing and replacing walls, replacing the roof and altering the use of the structure from a garage to a kitchen and laundry room where the code states that a nonconforming structure may not be enlarged or altered in a way which increases its nonconformity and where the code states that the minimum side yard setback for a structure in the RS-8 zoning district is five (5) feet. The request results in a side yard reduction of two (2) feet nine (9) inches.

**Section 47-19.2.B Architectural features in residential districts.**

Requesting a variance to allow a roof overhang (eaves) to extend one (1) foot four (4) inch off of a non-conforming structure that is set back two (2) feet three (3) inches from the side yard, whereas the code states that architectural features such as eaves accessory to a residential use are permitted to extend into a yard area a distance of three (3) feet from the face of the building, or one-third (1/3) of the required yard, whichever is less. The request would allow for the roof overhang (eaves) off of the building to extend a distance of four (4) feet one (1) inch into the setback whereas the code would allow a maximum extension of one (1) foot eight (8) inches in the RS-8 zoning district. The request results in a side yard reduction of two (2) feet five (5) inches.

**DEFERRED FOR 30 DAYS BY APPLICANT**

**V. COMMUNICATION TO THE CITY COMMISSION**  
**VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**

**Special Notes:**

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

**Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination**

